



Frequently Asked Questions about the Dallas Cowboys Complex Development Project

How much will the new stadium and its related infrastructure cost?

Answer: The estimated cost to build a first-class, air-conditioned stadium with a retractable roof and a permanent seating capacity of 75,000 people is approximately \$650 million. The costs include construction, land acquisition and infrastructure. The final costs will be available by the Spring of 2005 when construction plans are complete and the actual costs can be determined. The City will pay half of the cost or \$325 million, whichever is less. The Cowboys will pay the other half of the costs plus the costs of any overruns.

Who will own the Stadium Complex?

Answer: The City would own the Cowboys Complex and the Club would lease it, maintain it, and operate it. The Cowboys would pay the City of Arlington a base rent of \$2 million a year beginning in 2009 and continuing annually throughout the term of the Club lease, which would end following the NFL playing season that begins in 2038. They would also pay additional rent to the City equal to five percent of certain naming rights proceeds up to \$500,000 a year.

Additionally, the City of Arlington will be paid the sum of \$16.5 million to benefit the youth of the City for sports, recreational and educational purposes. Payments of \$500,000 will be made to the city annually beginning on October 1, 2006 and on each anniversary date through the initial term of the Club Lease.

How will the proposed stadium complex be financed?

Answer: If approved by the voters, the City of Arlington will raise three taxes within the City to help pay for the stadium. The sales tax will increase one-half of one percent, the tax paid on a rental car will increase five percent, and the tax paid on a hotel room will increase two percent.

The City will pledge the rent received from the lease together with these three tax sources to the payment of bonds issued to finance the City's share of the capital costs of the stadium complex.

If approved by the voters, the City will also be authorized to impose two user taxes on the users of the stadium complex, consisting of a 10 percent admission tax added to the price of each ticket sold to an event held at the stadium and a \$3 parking tax for each vehicle parking at an event.

The Club will obtain the funds required to pay its share of the capital costs, including any cost overruns, from conventional commercial and NFL sources. These sources may include long-term bonds payable solely from the user taxes and from other revenues provided by the Cowboys, plus the proceeds derived from the sale of personal seat or suite licenses for events at the stadium.

(See more questions and answers on back.)



Will my property taxes go up?

Answer: The property tax rate will not be increased to pay for the stadium complex. Chapter 334 of the Local Government Code does not permit this development project to be funded with property taxes.

Where will the stadium be located if it is approved by Arlington voters?

Answer: The project area is in central Arlington, west of Johnson Creek and near the Amerquest Field, which is home to the Texas Rangers Major League Baseball Team (formerly the Ballpark in Arlington).

When would construction start?

Answer: If approved by voters, site preparation will begin in 2005 with construction starting in 2006. The Dallas Cowboys would play their first home game in the fall of 2009.

Who will own the Stadium after the 30 year lease term?

Answer: At the end of the 30 year lease, the Club will have the option to buy the stadium for a depreciated price and with credit given for prior rent paid and for money spent to operate and maintain the facility in good condition during the lease term. Alternatively, the Club will have the right to continue leasing the stadium for \$1 million annual rent, if they choose, for two 10-year lease-extension periods.

Can other events be held at the Stadium?

Answer: Yes. The Cowboys Complex could also be the location for events such as NCAA basketball tournaments, Final Four Championship, professional rodeo, motocross racing, collegiate football, Super Bowl Championship, concerts and high school graduations.

I would like to express my opinion about this project. What should I do?

Answer: Call or e-mail your City Council representative.

I reside in the area where the stadium could be located. How will I know if my property will be within the project area?

Answer: A representative from the City of Arlington will contact every property owner and renter to be impacted by the potential development.

When is Election Day? Who is eligible to vote?

Answer: Election Day is Tuesday, Nov. 2. Arlington residents are eligible to vote if they are registered by Monday, Oct. 4. Arlington residents can register to vote in person at the City Secretary's Office, First Floor of the Arlington Municipal Building, 101 W. Abram St. Early voting in person is Monday, Oct. 18 through Friday, Oct. 29. For more information, call the Tarrant County Voter Registration Office at 817-884-1115 or the City Secretary's Office at 817-459-6186.

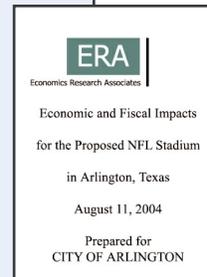
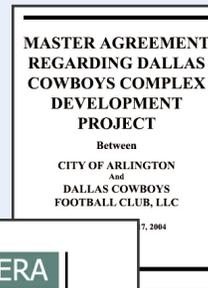
Where can I vote on Election Day?

Answer: Election Day polling places will be posted on the City of Arlington Website at www.ci.arlington.tx.us/citysecretary and in the Star-Telegram. For more information on where to vote, call the Arlington City Secretary's Office at 817-459-6186.



Online Documents at www.ci.arlington.tx.us

- Master Agreement Regarding Dallas Cowboys Complex Development Project Between the City of Arlington and the Dallas Cowboys Football Club, L.L.C.
- Economic and Fiscal Impact Study about the Dallas Cowboys Development Project



For more information about these documents, call the City of Arlington Office of Communication at 817-459-6402.

